

Check List for Purchasing/Building on a Lot

	Where to Find Information
1. Has the home been designed with the soil limitations in mind?	SWCD
2. Are areas of the lot currently in the regulatory floodplain? What additional costs may be associated with building in the floodplain?	County Engineer/ County Building Regulations/SWCD
3. Are there wetlands on the lot? Will fill need to be brought in? The US Army Corp of Engineers permits the filling of wetland areas as part of the Clean Water Act.	Army Corp of Engineers/SWCD
4. Are public water supplies available at the site? Is the soil profile suitable for a septic system? How deep will the well need to be drilled and what is the quality of the water? What additional costs may be associated with specialized septic or well systems?	Health Dept
5. Before construction of a home on a lot in which there are no sanitary sewers, fence off area where septic absorption field will be located. Permit no traffic on this area.	
6. Can I get a septic permit to build a house on the lot?	Health Dept
7. For trees that are to be saved, fence the tree(s) out at the reach of the branches to protect the root system from compaction damage from any equipment.	
8. Is there a plan to control erosion during and following the construction phase?	
9. Is there a drawing showing any on-site subsurface drainage?	Possibly the SWCD or previous owners' contractor.
10. Where is the nearest outlet to drain a subsurface drain if needed? Will an easement have to be purchased to get to a proper outlet?	
11. What are the conditions of the drainage along the public road?	
12. What future development is planned in the area? Check the area master plan or with township, village or city officials.	Township, Village or City Zoning or Planning

Information to obtain:

1. Copy of the recorded plat or lot.
2. Copy of covenants and restrictions (if any).

3. Copy of the development plan for the secondary plan (shows public utilities, house pad elevation and easements for the subdivision). Available at Township or municipality offices.
4. Copy of Soils map, which would indicate hydric soils and possibly wetlands for the Corp of Engineers. Available at the SWCD
5. Floodplain maps can be checked at the SWCD/Building Regulations Department.